



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £150,000



### 4 Falmouth Close, Eastbourne, BN23 5RN

A CHAIN FREE one bedroom first floor apartment situated on the popular Sovereign Harbour South development. Being sold with an extended lease term the flat has a double aspect lounge with bay window, double bedroom with fitted wardrobes and bathroom. The flat also benefits from double glazing, electric heating and an allocated parking space. The harbours restaurants and Crumbles development are within comfortable walking distance as is the seafront. An internal inspection comes highly recommended.



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[info@townflats.com](mailto:info@townflats.com)

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Eastbourne, BN23 5RN

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## Main Features

- South Harbour Apartment
- 1 Double Bedroom
- First Floor
- Double Aspect Bay Windowed Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

## Hallway

Night storage heater. Entryphone handset. Airing cupboard housing hot water cylinder. Further cupboard.

## Double Aspect Bay Windowed Lounge

17'2 x 9'7 (5.23m x 2.92m )

Feature fireplace with marble effect and surround. Coved ceiling. 2 Double glazed bay windows.

## Fitted Kitchen

10'3 x 6'7 (3.12m x 2.01m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Cooker point. Extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Wall mounted electric heater. Part tiled walls.

## Bedroom

10'2 x 8'10 (3.10m x 2.69m )

Electric heater. Fitted wardrobe with mirrored doors. Double glazed window.

## Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Frosted double glazed window.

## Parking

The flat has an allocated parking space.

EPC = C

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: £85 per annum**

**Maintenance: £1000 per annum**

**Lease: 119 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.